

Docket Item #16A & B
MASTER PLAN AMENDMENT #2003-0009(16-A)
REZONING #2003-0005(16-B)
MINNIE HOWARD SCHOOL

Planning Commission Meeting
November 6, 2003

ISSUE:

MPA #2003-0009 Consideration of a request for an amendment to the Seminary Hill/Strawberry Hill Small Area Plan chapter of the City's Master Plan to change the land use designation of the subject property from P/Parks and Open Space to I/Institutional.

REZ #2003-0005 Consideration of a request to rezone a portion of the subject property from POS/Public Open Space to R-12/Residential.

APPLICANT: City of Alexandria Public Schools

LOCATION: 3801 West Braddock Road
(Parcel Address: 3701 West Braddock Road)

CITY COUNCIL ACTION, NOVEMBER 15, 2003: City Council approved the Planning Commission recommendations.

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003 (MPA#2003-0009): On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to approve the Master Plan amendment subject to all applicable codes and ordinances. The motion carried on a vote of 6 to 0. Mr. Wagner was absent.

PLANNING COMMISSION ACTION, NOVEMBER 6, 2003 (REZ#2003-0005): On a motion by Mr. Komoroske, seconded by Mr. Jennings, the Planning Commission voted to recommend approval of the rezoning subject to all applicable codes and ordinances. The motion carried on a vote of 6 to 0. Mr. Wagner was absent.

Reason: The Planning Commission generally agreed with the staff analysis.

Speakers:

Julie Crenshaw, 816 Queen Street, generally spoke in favor of the application, but expressed concern about rezoning of open space for schools and about the use of temporary trailers.

J. Howard Middleton, attorney representing the applicant.

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REZ #2003-0005
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STAFF RECOMMENDATION

Staff recommends **approval** of the master plan amendment, pursuant to the attached resolution.

Staff recommends **approval** of the rezoning request.

BACKGROUND

The applicant, Alexandria City Public Schools (ACPS), requests approval to change the zoning of 2.02 acres of the Minnie Howard School site from POS to R-12. The applicant also requests approval to amend the Seminary Hill/Strawberry Hill chapter of the Master Plan to designate the same portion of the site from P/Parks and Open Space to Inst/ Institutional. The portion of the site included in the request consists of the school's eastern parking lot which is immediately adjacent to athletic fields used by both ACPS and the City's Department of Recreation, Parks and Cultural Affairs.

In 1992, the City adopted a new Master Plan, the primary guide for the future development of the City. Since its adoption, the plan has been updated and periodically amended to more clearly reflect the intended use for a particular area. In 1992, as part of the Seminary Hill/Strawberry Hill small area plan, the land use designation for the athletic fields adjacent to the school parking lot was changed from I/Institutional to P/Parks and Open Space to reflect the use of the fields. The change in land use designation also included the majority of the school's parking lot adjacent to the athletic fields. Consistent with the Master Plan change, the zoning map for the same land, including both the athletic fields and the parking lot, was changed from R-12/Single-family residential to POS/Parks and Open Space. The remainder of the site, the portion of land where the school building is located, remained in R-12 zoning. Prior to 1992, the entire site had been zoned R-12/Single-family residential since 1963.

Uses surrounding the site are mixed and include residential, commercial, and other institutional uses. To the immediate north are the Fairlington Towne Condominiums in the RA/Multi-family and R-12/Single-family residential zones. To the west are homes zoned R-8/Single-family residential. East of the site is the Bradlee Shopping Center in the CG zone. To the south across Braddock Road is Episcopal High School, zoned R-20/Single-family residential.

